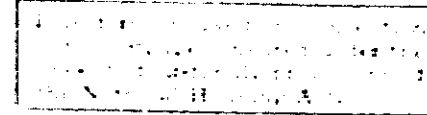


SOUTH CAROLINA  
FHA FORM NO. 2175V  
REV. SEPTEMBER 1977

# MORTGAGE



STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**CALVIN M. SIMPSON and CAROLYN L. SIMPSON** of  
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **NCNB Mortgage South, Inc.**

organized and existing under the laws of **South Carolina** a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-six Thousand Five Hundred and no/100** Dollars (\$26,500.00) with interest from date at the rate of **eight and one-half** per centum **8 1/2** per annum until paid, said principal and interest being payable at the office of **NCNB Mortgage Corporation** in **Charlotte, North Carolina** or at such other place as the holder of the note may designate in writing, in monthly installments of **Two Hundred Three and 79/100** Dollars (\$203.79) commencing on the first day of **January** 19 **78**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **December, 2007**.

**NOT KNOR ALL MEN**, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville** State of South Carolina: **in the Town of Simpsonville, being known and designated as Lot No. 176 on plat of WESTWOOD Subdivision, Section II, recorded in the RMC Office for Greenville County in Plat Book 4-F at page 45, and having, according to said plat, the following metes and bounds, to wit:**

**BEGINNING** at an old iron pin on the Easterly edge of Anglewood Drive, at the joint front corner of Lots Nos. 175 and 176, and running thence with the joint line of said lots, S. 85-42 E., 189.0 feet to an old iron pin (off-set); thence with the center line of creek as the line, the meanders of which are S. 9-55 E., 72.33 feet to an old iron pin (off-set), at the joint rear corner of Lots Nos. 176 and 177; thence with the joint line of said lots S. 88-45 W., 197.4 feet to an old iron pin on the Easterly side of Anglewood Drive; thence with the Easterly side of Anglewood Drive, N. 2-18 W., 90.0 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of **Richard H. Godsey and Katherine B. Godsey**, of even date herewith, to be recorded. See also Deed Volume 956 at page 211.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

**TO HAVE AND TO HOLD**, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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